

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION

IN RE: : CHAPTER 7
:
DAVID ESCOBENO HIDALGO, : CASE NO. 21-54552-BEM
:
Debtor. :
:

REPORT OF SALE

COMES NOW S. Gregory Hays, the Chapter 7 Trustee in the above-captioned matter, and files this Report of Sale pursuant to Bankruptcy Rule 6004(f), and shows the Court as follows:

1.

On October 26, 2022, the Trustee sold real property of the estate known as 114 Truman Ct, Jackson, GA 30233 (“**Property**”) to Jeremy Davis (“**Purchaser**”) for \$268,000.00 as ordered and approved by the Court on October 18, 2022 [Doc. No. 34].

2.

Attached hereto as Exhibit “A” is the Seller’s Settlement Statement from the sale. The Trustee reports that he has completed the delivery of the Property to the Purchaser and has received net funds of \$193,938.97 from the sale.

Respectfully submitted this 31st day of October, 2022.

Hays Financial Consulting, LLC
2964 Peachtree Road, N.W., Suite 555
Atlanta, Georgia 30305
(404) 926-0060
ghays@haysconsulting.net

/s

S. Gregory Hays
Chapter 7 Trustee

Exhibit “A”

Seller's Settlement Statement



CAMPBELL & BRANNON
REAL ESTATE CLOSINGS

Settlement Date: 10/26/2022
Disbursement Date: 10/26/2022
Settlement Location: 5565 Glenridge Connector, Suite 350, Atlanta, GA 30342
File Number:
Lender: First Option Mortgage, LLC
Loan Type: FHA
Borrower: Jeremy Davis
 114 Truman Court
 Jackson, GA 30233
Seller: S. Gregory Hays, as and only as Trustee in Bankruptcy for the Estate of David Escobedo
 Hildago
 2964 Peachtree Road
 Suite 555
 Atlanta, GA 30306
Property location: 114 Truman Court
 Jackson, GA 30233
Tax Parcel No: 0014A-00000-125-000

	Debit	Seller Credit
Financial Consideration		
Sale Price of Property		268,000.00
Seller Credit	12,000.00	
Prorations/Adjustments		
Prorated HOA Dues 212.50/semi 10/26/22 - 12/31/22		77.38
County Taxes (\$2547.23) 10/26/22 - 01/01/23		467.57
Commissions		
Commission- Buyer's Broker to ABR Realty Group, LLC	7,875.00	
Commission- Seller's Broker to Century 21 Crowe Realty	7,875.00	
HOA Charges		
HOA Balance due to Jackson Glenn Homeowners Association	1,283.28	
Miscellaneous Debits/Credits		
Debtor's homestead exemption to David Escobedo Hidalgo	43,000.00	
2022 Butts county taxes to Butts County Clerk of Court	2,572.70	
Subtotals	74,605.98	268,544.95
Balance Due TO Seller	193,938.97	

CERTIFICATE OF SERVICE

I, S. Gregory Hays, certify that I am over the age of 18 and that on this date, I served a copy of the foregoing **Report of Sale** by first class U.S. Mail, with adequate postage prepaid on the following persons or entities at the addresses stated and upon all the following persona or entities at the addresses stated:

Office of the United States Trustee
362 Richard B. Russell Building
75 Ted Turner Drive, SW
Atlanta, GA 30303

David Escobedo Hidalgo
915 Ashley Parkway
Lawrenceville, GA 30043

A. Christopher Nogales
Nogales & Associates, LLC
Bldg 3, Suite D
1805 Herrington Rd.
Lawrenceville, GA 30043

This 31st day of October, 2022.

/s/ S. Gregory Hays

S. Gregory Hays
Chapter 7 Trustee

Hays Financial Consulting, LLC
2964 Peachtree Road, NW, Ste 555
Atlanta, Georgia 30305
(404) 926-0060